

July 21, 2010
NOTICE OF REGULAR MEETING AND PUBLIC HEARING MEETING OF THE
BENTON COUNTY PLANNING BOARD

WHEN: July 21, 2010

TIME: 6:00 p.m. The Benton County Planning Board will meet to receive Public Comments on any of the proposed projects on the agenda.

PLACE: Benton County Administration Building, 215 East Central Avenue
Quorum Courtroom, 3rd Floor (Suite 324), Bentonville, AR 72712

MINUTES FOR REGULAR PUBLIC HEARING

1. **Call to Order**

2. **Roll Call**

The Board was represented by Scott Borman, Jim Cole, Mark Curtis, Lane Gurel, and Ken Knight. Heath Ward was absent.

Staff was represented by Ronette Bachert, Teresa Sidwell and Karen Stewart.

3. **Disposition of the Minutes** of June 16, 2010 public hearing meeting as distributed. *Mr. Curtis made a motion to approve the minutes; the motion was seconded by Mr. Gurel. All members voted in favor of the motion.*

4. **Reports of Planning Board members**

There were no reports from the board.

5. **Public Comment**

Ms. Linda Staggers of 15500 Old Hwy. 68, Siloam Springs stated that her property adjoins the Schrader Acres project on the southwest side. She added that the road was not marked to reflect a 50 foot setback from the center of the road. Ms. Staggers stated that she noticed arrows had been placed along the road recently. Mr. Borman stated that the most recent plat submitted to the board had been corrected to show the proper setback. Mr. Gurel asked why adjoining property owners were not shown on the plat. Mr. Borman stated that it was not a requirement for informal plats. Mr. Gurel added that adjoining property owner notification is not a requirement for informal plats either. Mr. Borman said that the existing road would be abandoned and a new road moved over in order to meet the setback requirements.

6. **Old Business:**

A. **JP District 10**–Informal Plat– **Schrader Acres**– Old Hwy. 68, Siloam Springs

Mr. Don Schrader represented the project. The following are pending stipulations from the TAC meeting on July 7.

- Ensure all setbacks for roads are met or submit a variance request.
- Plat must reflect accurate location of fence and road on eastern side of property.
- All measurements from originally approved plat must be shown on the revised plat.

Mr. Borman stated that it appeared all stipulations had been met. Mr. Gurel asked if there were any other stipulations. Mrs. Stewart stated that there were no outstanding stipulations from the March meeting.

Mr. Gurel made a motion to approve the project; Mr. Knight seconded the motion. All board members voted in favor of the motion and the motion was passed.

B. Board Discussion – **Planning Board Ordinance**

Mr. Curtis stated that the ordinance was moved to the Long Range Facilities Planning committee of the Quorum Court on Tuesday, July 27 at 5:30 pm. Mr. Borman stated that he will not be able to attend the meeting because of previous engagements. Mr. Gurel stated that he will also be out of town. Mr. Borman stated that Mr. Cole, Mr. Curtis, and Mrs. Sidwell of Staff will be in attendance. Mrs. Stewart stated that she will also attend the meeting.

Mrs. Sidwell stated that she had discussed the ordinance with Mr. Cole and it was decided to submit the ordinance that the County Attorney George Spence had formulated. Mr. Curtis stated that he wanted to be sure that the "Planning Board Membership" ordinance was discussed at the meeting on Tuesday. Mrs. Sidwell stated that she had spoken to Ms. Reaves of the Clerk's Office and the ordinance had been mistakenly confused with something else and was not on the agenda. She added that she had explained to Ms. Reaves that there are two separate ordinances. Mrs. Stewart suggested that the ordinances be mailed to the Quorum Court committee members to allow them time to review. Mr. Curtis and Mr. Borman agreed.

Mrs. Sidwell stated that the history of the ordinance could be explained simply to the Quorum Court. Mr. Curtis agreed and stated that there should not be any problems with moving the ordinance from the committee to the Committee of 13. Mr. Gurel stated that there must be a miscommunication involved with sending the ordinances to the Long Range Facilities Planning committee. Mrs. Sidwell stated that she understood that the ordinances did not fit easily into any of the committees. Mr. Gurel suggested that the appropriate place to discuss the ordinances would have been with the committee of 13. He added that although there is no emergency surrounding these ordinances, there is also no reason to delay. Mr. Borman stated that the JP's decide which committee to assign the ordinances to. He added that this happens at the state level as well and it is not worth debating. Mr. Borman suggested that it may have been sent to the committee because Justice Winscott is

the Planning Board liaison as well as the committee chairman. Mrs. Sidwell stated that Justice Winscott is also the sponsor for the ordinance.

C. Board Discussion – **Commercial Development Matrix**

Mr. Curtis stated that the Commercial Development Matrix is set to go. He added that he will emphasize to the committee that it is a matter of the fee structure and making the process easy for community developers. Mr. Curtis said that the fee changes are user friendly for small projects and the fee for large projects are in-line with city and county fees in the surrounding area. He added that it will help development in the county. Mr. Borman stated that it was common sense.

8. **Adjournment**

The meeting was at 6:20 p.m.